



CRABTREES

REAL ESTATE



1/9-13 Springvale Road Springvale VIC

Crabtrees Real Estate are pleased to offer this securely leased AAA investment for private sale. On offer is a high exposure main road retail investment leased to national architectural paint supplier, DuluxGroup.

Key attributes of the property include:

- + Securely leased to DuluxGroup (Australia)
- + Building area: 853sqm approximately
- + Land area: 998sqm approximately
- + Income: \$214,918 p/a NET (tenant pays all outgoings including land tax)
- + Lease term: 5 x 5 years from 26/9/2017
- + Favourable Commercial 1 zoning
- + Premium high exposure location
- + Dual frontages
- + Ample parking
- + Ultimate secure investment

Price : Contact Agent
Building Size : 853 sqm
Land Size : 998 sqm
View : <https://www.crabtrees.com.au/sale/vic/south-east/springvale/commercial/showrooms/bulky-goods/5863652>



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Crabtrees Real Estate is built on history, reputation and expertise. We offer a level of knowledge others can't match.